



# TOWN OF ULYSSES

## PLANNING AND ZONING DEPARTMENT

### STAFF MEMO

**TO:** Board of Zoning Appeals  
**FROM:** Niels Tygesen, Planner  
**DATE:** June 1, 2023  
**MEETING DATE:** June 21, 2023  
**SUBJECT:** New Women's Residential Addiction Recovery Center Area Variances

**PROJECT NUMBER:** VAR2303-002  
**PROJECT ADDRESS:** 6621 Route 227  
**PARCEL NUMBER:** 22-.2-4  
**ZONING:** A/R: Agricultural/Rural

### INTRODUCTION

The applicant and property owner, Ithaca Alpha House Center, Inc., proposes to construct a new two-story detached building, approximately 13,385 gross square feet, for use as a 25 bed facility associated with the existing Cayuga Addiction Recovery Services building on the subject site. Two area variances were initially requested from the Board of Zoning Appeals (BZA) as part of a site plan review with the Planning Board. Ulysses Town Code (UTC) [212-29.A](#) permits only one principal building on a lot in the A/R zone, and [UTC 212-29.L](#) limits the permitted maximum floor area of a new nonagricultural building to 5,000 square feet. The applicant has subsequently requested a third area variance from [UTC 212.29.J](#) to exceed the maximum lot coverage of 5%.

### PROCESS

Per [CRR-NY 617](#), the granting of the area variance requests is an Unlisted action.

The proposal was referred to Tompkins County Planning Department per the requirements of [CLNY 24.12-C.239-L, M, and N](#) and response letter was received, see Exhibits below.

The BZA is required to consider the criteria listed in [CLNY 62.16.267-B.3.b](#) for each area variance.

Per [CLNY 62.16.267-B.3.c](#), if the BZA grants an area variance, it shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety, and welfare of the community.

Per [CLNY 62.16.267-B.4](#), the BZA shall have the authority to impose reasonable conditions and restrictions. The conditions shall be consistent with the spirit and intent of the zoning ordinance, and shall be imposed for the purpose of minimizing any adverse impact the variance may have on the neighborhood or community.

### REQUEST TO THE BZA

Review the information in this memo, re-review the 03.29.2023 memo for the April 19<sup>th</sup> meeting; determine the scope and type of hearing required, and discuss timelines for a public hearing.

### EXHIBITS

[Exhibit A: 03.29.2023 Staff Memo](#)

[Exhibit C: Applicant Response Letter, 05.30.2023](#)

[Exhibit B: County 239 Review](#)